

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133919/FH/2022

Date registered valid: 22 June 2022

Proposal: Erection of 2 storey side extension, part single part 2 storey rear extension together with new front porch, creation of additional parking space and extended dropped kerb

Address: 16 Montcliffe Crescent, Manchester, M16 8GR

Ward(s): Whalley Range Ward

Applicant: Ms Skala Kamal, 16 Montcliffe Crescent, Manchester, M16 8GR

Agent (if any): Mr Chris Lawson, CK Architectural, 13 Hessle Road, Hull, HU3 2AA

Case officer: Janet Lawless
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Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: August 2022

Standard consultations:

Printed: 5 July 2022 Expired: 26 July 2022

Neighbour notifications

Printed: 23 August 2022 Expired: 2 September 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is number 14 Montcliffe Crescent. It is a 2 storey detached property located on the corner of Montcliffe Crescent. It is a modern property with gardens to the front and rear. The front being open plan, with the rear being enclosed by timber panel fencing. There is off road parking provision to the property frontage, together with further parking taken from the side road of Montcliffe Crescent through large ornamental metal gates. The property has previously been extended with a large single storey wrap around.

The property is located within the Rusholme ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, comprising of semi- detached and detached properties.

Description of development

The proposal is for the erection of a 2 storey side extension together with a part single part two storey rear extension, creation of additional parking space to the front garden and a new front porch. The application as originally submitted included a two storey rear extension, however this has now been reduced to create a part single part two storey rear extension.

Consultations & Notification Responses

Local residents were informed through 2 rounds of consultations. The amended proposal received 3 letters of objection the main points of concern being as follows:

I live opposite and don't like the design.

The view from my garden will be disrupted and the design is still not what I would accept. How can the Council validate such an application.

1 letter of support -I have no objections to the proposal, we support our neighbours in this application.

Highways- no objections to the proposal, and no highway conditions required.

Flood Risk Management- no objections to the proposal subject to the attachment of a condition relating to SUDS.

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
 - o they do not create an undue loss of sunlight, daylight or privacy;
 - o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal - The principle of the proposal is acceptable it is creating additional residential accommodation on a residential property within a residential area. However consideration must be given to the impacts of both residential and visual amenity.

Residential Amenity - The applicant proposes to build a 2 storey side extension, a part first floor part 2 storey rear extension single storey front porch and resurfacing of the front garden with block paving to provide additional parking space. The original submission proposed a full 2 storey rear extension which occupied the full width of the rear of the property up to the common boundary with number 18 Montcliffe Crescent. This was considered to have a detrimental impact upon the neighbouring property due the bulk of the proposal up against the boundary. This has been amended during the life of the application.

The extensions to the rear would project from the property by 4 metres and would be 7 metres wide across the rear for the two storey element with the single storey rear continuing towards the boundary with number 18 Montcliffe Crescent for 2.65 metres.

The two storey side extension would project towards number 14 Montcliffe Crescent by 2.4 metres. The front garden would comprise of a planting strip along the common boundary with number 18 Montcliffe Crescent, with the remainder of the front garden being resurfaced with a block paviour finish incorporating soakaways and gulley drains. The proposed single storey porch has a dual pitched roof.

The additional accommodation provided would be in the form of extended kitchen, WC and utility room to the ground floor with a reconfigured bathroom and additional bedroom to the first floor.

There would be one window in the side elevation to the first floor this would be a sealed unit and obscurely glazed to provide some natural light to the stairway.

The relationship of number 16 and number 14 Montcliffe Crescent are greatly staggered, with number 14 being set back from the frontage of number 16 by 4.2 metres. There is 1 landing window on the side of number 14 Montcliffe Crescent, and there would be one window on the

side elevation of the 2 storey side extension of 16 Montcliffe Crescent, this would serve the stairs, would be obscurely glazed and a sealed unit, in addition the 2 windows would not be located directly opposite each other, as such there is no view into either of the respective properties from these windows. The part single part 2 storey rear extension may remove some daylight to the stair window on number 14 Montcliffe, however, would have very little impact upon the remainder of the property itself, given how far number 16 sits beyond number 14. The rear extension has been set in off the common boundary with number 18 (the adjoining semi) by 2.65 metres and is only single storey for this section. There are no windows proposed on the elevations facing onto number 18 Montcliffe, and it is considered that there would be no overlooking. The impacts of the 2- storey rear extension whilst having some impact when viewed from the rear of number 18 is not so detrimental as to merit a refusal. There are two Juliet balconies proposed on the rear elevation, however there is no greater view afforded out of them than a window in the same elevations. The remaining windows proposed are in the front or rear elevations overlooking the applicants own garden area.

There would still be a good- sized garden retained post development for existing and future occupants.

Visual Amenity- The materials to be used would match those of the existing property and are considered acceptable. Given the relationship between number 16 and 14 Montcliffe Crescent there would be no potential for terracing. It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties, nor on the character of the property itself or the area within which it is located.

Design - The design of the originally submitted extension was considered to have a detrimental impact upon the neighbouring property of number 18. With the amended scheme this removes the issue with regards to the previous overbearing nature of the first floor along that common boundary. It now retains subservience to the existing property. The materials to be used would match those of the existing property.

Waste management - The bins are currently stored within the side or rear garden. This would not be possible post development and a bin store is proposed within the front garden it would comprise of 1.5 metre high hit and miss timber panel enclosure, with the bins still being brought kerbside on collection day.

Parking - The proposal would improve the current parking situation with the formation of a block paved area with gully drains and soakaways. A condition requiring the submission of the drainage detailing would be attached to any consent granted.

Comments on Representations- Whilst it is acknowledged that the view from some of the neighbouring properties will be different post development, this is the case with most development. The proposal has been assessed as to whether it is so detrimental to residential amenity as to merit refusal and following the submission of the revised scheme it is considered that this is not the case and the scheme accords with the spirit of saved policy DC1 and policy DM1 of the Manchester Core Strategy.

The design is considered appropriate when viewed within the context of the wider estate and the neighbouring properties. There are other properties that have had the benefit of similar extensions and some larger than those proposed for number 16 Montcliffe Crescent. The two-storey side extension is set back and set down slightly from the host property. This is considered acceptable due to the juxtaposition of number 16 and number 14 Montcliffe Crescent which removes any potential terracing effect which could have presented itself had the properties been in line. On balance the proposal is acceptable and in accordance with saved policy DC1 and policy DM1 of the Manchester Core Strategy.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

M16-3064 PLN Rev D 001 dated 19.08.2022- Proposed Plans and Elevations Received by Email 22.08.2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester

and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) The details of the bin store as shown on approved drawing ref M16-3064 PLN Rev D 001 dated 19.08.2022 shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

6) No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

Informatives

1) In order to discharge the above drainage condition the following additional information has to be provided:

1/Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.

2/ Construction details of flow control and SuDS elements.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

14 Montcliffe Crescent, Manchester, M16 8GR
31 Montcliffe Crescent, Manchester, M16 8GR
37 Montcliffe Crescent, Manchester, M16 8GR
18 Montcliffe Crescent, Manchester, M16 8GR
12 Montcliffe Crescent, Manchester, M16 8GR
29 Montcliffe Crescent, Manchester, M16 8GR
49 Montcliffe Crescent, Manchester, M16 8GR
39 Montcliffe Crescent, Manchester, M16 8GR
35 Montcliffe Crescent, Manchester, M16 8GR
33 Montcliffe Crescent, Manchester, M16 8GR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH